

LEVEL 3

Your survey report

Property address

27 Hines Lane
Comberton
Cambridge
CB23 7BZ

3



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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 Reminder

Please refer to your **Terms and Conditions** report sent on the 24th June 2025 for a full list of exclusions.

A

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

Related party disclosure

Full address and postcode of the property

27 Hines Lane
Comberton
Cambridge
CB23 7BZ

Weather conditions when the inspection took place

When I inspected the property, the weather was warm and dry following a period of wet weather conditions.

Status of the property when the inspection took place

At the time of inspection, the property was unoccupied and partly furnished.

The vendor was not present during our inspection.

There were floor-to-floor coverings throughout the property.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of property

This Report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

This Report is based on the condition of the property at the time of our inspection, and no liability can be accepted for any deterioration in its condition after this date.

We have used the following terms within the body of the report to indicate when repairs should be carried out:

Now/immediately - the repair requires immediate repair with no delay.

soon - within three months

In the short term, within 12 months.

In the medium term, within 1 - 5 years.

In the long term, over five years.

The main property is constructed using traditional materials and techniques, including a hipped roof, cavity masonry walls and a ground-bearing concrete slab.

The defects noted within the report are consistent with a property of this type and age.

At the inspection of the main property, I did not identify any issues concerning ongoing structural movement and wood-boring insect attack. However, these issues cannot be completely ruled out by a single inspection, particularly in concealed areas.

Dampness was identified in several areas throughout the property. We were unable to identify the cause of the dampness in several areas as intrusive investigations will be required. These investigations should be carried out and completed before you make a legal commitment to purchase the property. Further information is provided within the body of the report.

Generally, the property requires moderate work to the external fabric to ensure the property remains weathertight. All properties require ongoing maintenance, which should be factored into your budget. Further information in this respect has been provided separately in this report.

Internally, the property was in worn and dated condition. It is recommended that internal finishes be replaced to suit your taste.

The services of the property were visually in fair condition. You should ensure that recent test certification is requested from the vendors via your legal advisors. If this is not available, the appropriate engineer should test the services before you exchange contracts.

You should ensure that you obtain at least three quotes from reputable local contractors for the highlighted works.

It is believed that asbestos-containing materials may be present, and you are advised to instruct a competent asbestos contractor to conduct a detailed asbestos survey before purchase. You are advised that if asbestos removal is required, the cost will likely be very high, and you should budget accordingly.

Given the further investigations required due to the dampness, you should not make a legal commitment to purchase the property at this stage. If you do so, you risk inheriting concealed defects, which will likely be expensive to repair/replace. The further investigation work should be carried out, and the repairs in the report priced before you proceed with the purchase.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
H	Please refer to section H for further information.	No



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
D3	Rainwater pipes and gutters
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
G1	Garage

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D4	Main walls
D5	Windows
D7	Conservatory and porches
E1	Roof structure
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	Other
F6	Drainage
G2	Permanent outbuildings and other structures
G3	Other

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E4	Floors

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D9	Other
F7	Common services

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Element	Repairs	Cost	Notes
Repairs			
Access	Access Scaffold includes two week hire		
Chimney Stack	Brick repointing		
Chimney Stack	Overhaul and repoint the existing flashing.		
Main Roof	Remove existing ridge and hip tiles and reset on a new cement bed.		
Secondary Roof	Undertake repairs to the felt roof		
Rainwater Goods	Clear out and reseal all joints		
Main Walls	Rake out defective pointing and repoint (cement mortar)		
Main Walls	Remove paint and repair brickwork as necessary		
Windows	Replace the window furniture		
Ceilings	Sanitise, seal and redecorate the leak affected areas		
Internal Partitions	Sanitise, seal and redecorate the mould affected areas		Around windows
Chimney Stack & Fireplace	Seal top of the stack and install louvred vents		
Oil	Replace the oil boiler		
Oil	Replace the hot water cylinder with a modern equivalent		
Drainage	Free the front inspection chamber cover		
Garage	Repairs to the roof		
Garage	Repair the walls and decorate		
Garage	Repair and redecorate the door and frame		
Garage	Repair the beam fractures		
Outbuildings	Repairs to the outbuilding		
Grounds	Repairs to the driveway (including a clean)		
Grounds	Repairs to the patio(s) (including a clean)		
Grounds	Repair and decorate the decking		
Maintenance			
Main Roof	Clear valley gutter		
Windows	Ease and adjust the windows		

Element	Repairs	Cost	Notes
Porch	Decorate storm porch		
External Joinery	Clean joinery		
Ceilings	Undertake minor fracture repairs		
Internal Partitions	Undertake minor fracture repairs		
Built in fittings	ease,adjust and tighten kitchen and utility doors		
Built in fittings	Deep clean the kitchen and utility room		
Internal Joinery	Fully prepare and decorate joinery (exc doors)		
Decorations	Prepare and decorate the ceilings		
Decorations	Prepare and decorate the walls		
Decorations	Remove existing wallpaper finish and replace		
Decorations	Remove, make good and replace the tiled wall finish		
Decorations	Replace the carpet finishes		
Decorations	Replace the tiled floor finish		
Water	Label the internal stop valve		
Boundaries	General pruning of the hedges		
Boundaries	Prepare and decorate fence panels		
Boundaries	Decorate the gates		
Improvements			
Secondary Roof	Replace the roof light		
Main Walls	Replace cladding with modern fibre cement		Timber cladding
Windows	Install soffit vents		
External Joinery	Install soffit vents		
Roof Structure	Upgrade the insulation		
Built in fittings	Replace the kitchen and utility room fittings		Medium term
Built in fittings	Replace the built in fittings		Medium term
Internal Joinery	Replace the doors		
Bathroom	Install replacement air extraction unit		Shower room
Bathroom	Replace the bathroom fittings		
Bathroom	Install air extraction unit including new wall penetration and making good		Bathroom

Element	Repairs	Cost	Notes
Electrics	Replace the existing consumer unit with a modern equivalent (provisional sum)		
Electrics	Replace the socket and switch fittings with modern equivalents		
Electrics	Fit covers to the exposed screw fixings		
Electrics	Install additional socket outlets		
	Replace the PIV unit		
Immediate Repairs			
Rainwater Goods	Reconnect loose downpipe (rear right)		
Ceilings	Remove the polystyrene tiles and make good the ceiling		
Internal Joinery	Make safe the glazed door		
Oil	Extend the central heating system where radiators are missing.		Study and garage lobby
Water	Replace the water pump		
Garage	Replace the timber door with the relevant fire door		
Total			

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Element	Further Investigations	Cost
Asbestos	You are advised to instruct a competent asbestos contractor to carry out a detailed asbestos survey before purchase.	
Services	Electrical installation is to be tested and reported on by an NICEIC-qualified electrician.	
Services	An OFTEC engineer to inspect and report on the condition of the oil installation, including the oil tank.	
Services	Drainage engineer to undertake CCTV survey of underground drainage.	
Dampness	Suitably qualified contractor to undertake further intrusive investigations to confirm the cause of the dampness identified within the property (bedroom hallway and shower room around toilet).	
Environmental	Suitably qualified contractor to provide further information in relation to the insect nest in the loft.	

Element	Further Investigations	Cost
Environmental	Suitably qualified contractor to provide further information in relation to the rodent activity in the loft.	
Grounds	Suitably qualified tree surgeon to provide a report on the condition of the trees within the property.	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a four-bedroom detached bungalow set over a single storey.

The front of the property faces east.



Photo - 2 Compass bearing

Approximate year the property was built

We have been advised that the property was constructed in 1971.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

The main roof is constructed to a pitched and hipped design and is covered with flat interlocking concrete tiles.

In addition, the outside walls are built of traditional cavity masonry.

The ground floor is built of a ground-bearing concrete slab.

Means of escape

Means of escape are via the final exit doors.

Battery-operated smoke alarms were fitted on the ground floor(s).

The smoke detection present is battery-operated and will give an unreliable warning in the event of a fire. We recommend that the fire alarm system be upgraded following BS5839. You should contact a local fire alarm specialist contractor who can provide you with further information on the British Standard requirements.

You should budget to install and maintain a carbon monoxide detector close to the boiler.



Photo - 3 Typical fire alarm

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

E46

Issues relating to the energy efficiency rating

Given the age of the property, it is unlikely that the cavity walls contain insulation.

Mains services

A marked box shows that the relevant mains service is present.

☐

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☐

Gas

☐

Electric

☐

Solid fuel

☒

Oil

☐

None

Other services or energy sources (including feed-in tariffs)

According to our desktop search undertaken via the OFCOM website, the property has access to ultrafast broadband. The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. Further information concerning broadband services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

At the time of inspection, a good mobile and mobile data signal was noted inside and outside the property (three mobile). Actual service availability at a property may be different. Further information concerning mobile and mobile data signal services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Other energy matters

The property's energy performance could be improved from E46 to C71 if all the recommended works within the EPC are carried out.

The EPC has made several recommendations, including the installation of loft insulation, floor insulation, low energy lighting, a new boiler, solar water heating and solar photovoltaic panels.

Due to the relatively low cost and payback period for installing additional loft insulation and low-energy lighting, we would recommend these energy improvements be carried out soon.

Due to the high installation cost and long payback period (likely over ten years) of floor insulation, solar water heating and solar photovoltaic panels, it is difficult to recommend that these works be carried out at present unless you have a particular concern over the environmental impact of the property.

Further information in relation to the boiler can be found under section F4 of the report.

The Government Green Deal provides some financial assistance for homeowners seeking to improve the energy efficiency of residential properties. We would recommend you visit the relevant Government website to confirm what assistance may be available to you.

Location and facilities

Grounds

The property is set within a rectangular plot. The property is generally set on a sloping site.

There is a paved driveway to the front of the property.

There is a paved patio and lawn garden to the rear.

The property's boundaries are formed from timber fence panels, wire mesh fencing and mature hedges.

There is a single outbuilding within the grounds of the property.

There is an attached single garage on the right-hand side of the property.



Photo - 4 Front driveway and garage



Photo - 5 Approximate plot

Location

The property is in a well-established residential area surrounded by varying styles of properties.

Facilities

The local facilities include shops and other retail outlets within easy reach of the subject property. In addition, there are reasonable public transport links to the main surrounding towns and villages. Also, there are schools and doctors' surgery within easy reach of the subject property.

Local environment

The property is in an area with clay sub-soils that could affect the stability of foundations (see section I Risks).

According to our enquiries with the Environment Agency, the property is in an area at low risk of surface water flooding. Low risk means that each year this area has a chance of flooding of less than 1.1%. However, flooding from surface water is difficult to predict as rainfall location and volume are difficult to

forecast

According to our enquiries with DEFRA, the property does not currently lie in a Smoke Control Area.

According to our enquiries via the DEFRA website, the property is not built on a site previously used for landfill.

According to our enquiries, the property is not in an area with potentially high levels of radon gas that could affect health.

Other local factors

The properties in the local area appeared to be fairly well maintained.

On-street parking is currently unrestricted.

According to our desktop local authority website search, the property is in council tax band E.



Photo - 6 Local area - drone view



Photo - 7 Local area - drone view



Photo - 8 Local area - drone view



Photo - 9 Local area - drone view

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Following our engagement terms, all parts of the property's external areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

The report has been prepared with due regard to the age and nature of the building. The report reflects the condition of the various parts of the property at the time of my inspection. It is possible that defects could arise between the survey date and the date upon which you occupy. It must be accepted that the report can only comment on what is visible and reasonably accessible to me during the inspection.

I have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects; however, I have not noted any aboveground defects related to defective foundations or signs of defective foundations unless noted within this report.

I have not conducted any geological survey or invasive site investigation and cannot confirm the soil's nature or characteristics concerning fill or possible contamination. However, normal legal searches should confirm the site's past use, and if instructed, I will advise further.

An exterior inspection was made from ground level with the aid of binoculars, a spirit level and a surveyor's standard ladder. The inspection was also facilitated from readily accessible windows. For our level 3 surveys, we also use a drone to access high-level areas.

No beams, lintels or other supporting components were exposed to allow examination. Therefore, I am unable to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

You will appreciate that I could not inspect parts of the covered, inaccessible or not exposed structure or services. Therefore, I cannot report that they are free from any defect which may subsequently become apparent.



D1 Chimney stacks

There is one chimney stack on the property. The single chimney stack is located on the front slope of the roof.

2

The chimney stack is constructed of traditional masonry, with clay-facing brickwork and natural-coloured mortar. At the base of the chimney stack, where it interconnects with the roof surface, it is waterproofed with lead flashings. At the top of the stack, a single clay pot is set in place with mortar bedding, called flaunching.

The brickwork forming the stack shows signs of general weathering, and the mortar of the bricks (called pointing) is starting to erode. As such, I would recommend that you budget for repointing and repairing the brickwork in the medium term. If left, the missing pointing will likely lead to penetrating dampness within the chimney stack.

The lead flashings between the roof coverings and the base of the chimney stacks appeared to be in fair condition, and these must be regularly inspected and overhauled to ensure water tightness.

The above repairs should be carried out in the medium term. Failure to repair the leadwork will likely lead to penetrating damp issues.

An aerial attached to the chimney is loose. This should be removed soon.

You are advised that external chimney stacks often cause dampness defects due to penetrating dampness from above and/or across the external chimney breast internally, due to a lack of a damp-proof tray within the top section of brickwork. There was no obvious evidence of such defects at the time of inspection; however, the need to provide waterproofing in the form of a damp-proof tray in the future cannot be ruled out, and you should budget accordingly.

Because of their height and exposure, chimneys will always be susceptible to weathering problems. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary.

To safely repair the chimney and avoid damaging the roof covering, contractors must use appropriate equipment (scaffolding, hydraulic platforms).



Photo - 10 Front chimney stack



Photo - 11 Front chimney stack rear view

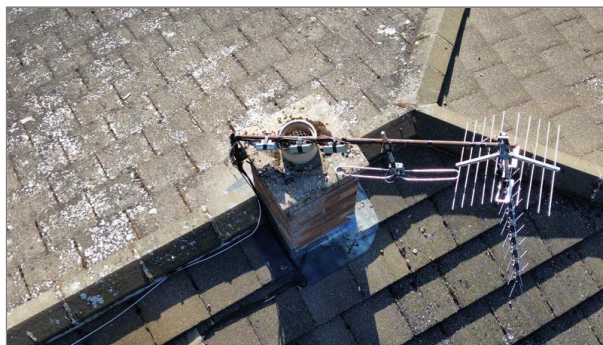


Photo - 12 Front chimney stack - drone view



Photo - 13 Front chimney stack - drone view

D2 Roof Coverings

2

The main roof over the property is constructed to a pitched and hipped design. It is covered with interlocking concrete tiles with clay ridge and hip tiles.

The tiles to the roof's apex, called ridge and hip tiles, are starting to become weathered, and the mortar on which they are set is starting to erode. As such, I would recommend that you budget for re-pointing the ridge and hip tiles soon. This will involve lifting the weathered ridge and hip tiles, hacking off the weathered and defective mortar and re-bedding on new, high cement content mortar to prevent the possibility of water ingress occurring within the roof void.

You are advised that concrete tiles are only generally given a maximum 60-year life span by the manufacturers. We would advise that you budget for the very high cost of replacing the roof tiles in the medium to long term.

The main roof covering may contain asbestos fibres. They should not be disturbed until suitably tested.

Where different slopes of the roof surface interconnect, they are detailed with lead-lined gutters forming the valley gutters, which are designed to provide a waterproof juncture between the various roof surfaces. Valley gutters are located on the front and rear slopes of the roof.

The valley gutters are starting to show signs of minor degradation and wear. As such, you should plan to repair the valley gutters at some stage soon.

Condition rating 2

The roof over the utility room and study is constructed with a flat design and is covered with bituminous felt waterproofing.

The flat roof is starting to show signs of general weathering and is starting to degrade. As such, I would recommend that you budget for undertaking repairs to the roof surface soon. Over the longer term, the roof will likely require recovering.

There was a roof light installed on the roof surface. The roof light was functional but dated. You may wish to consider replacing this with a modern equivalent in the medium term.

Condition rating 2



Photo - 14 Front roof slope



Photo - 15 Rear roof slope (living room)



Photo - 16 Left roof slope



Photo - 17 Valley gutter



Photo - 18 Rear roof slope



Photo - 19 Left roof slope

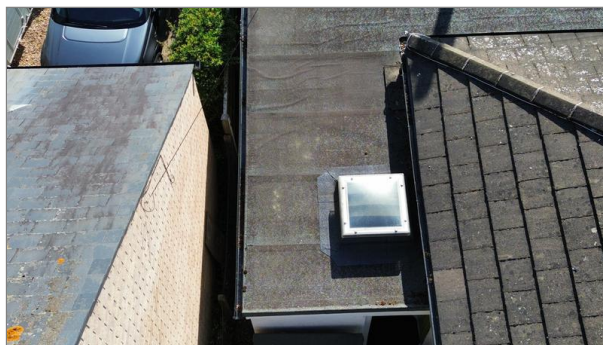


Photo - 20 Utility room roof with roof light - drone view

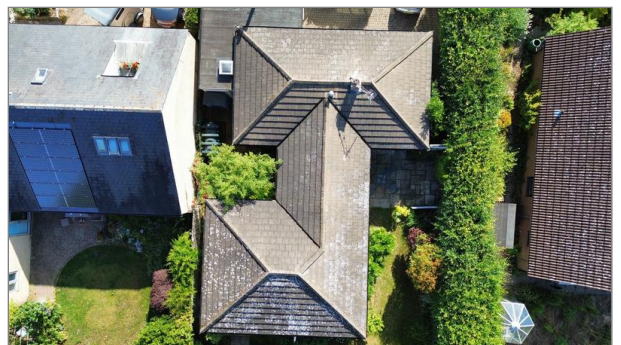


Photo - 21 Main roof - drone view



Photo - 22 Front roof - drone view



Photo - 23 Central roof - drone view



Photo - 24 Rear roof - drone view

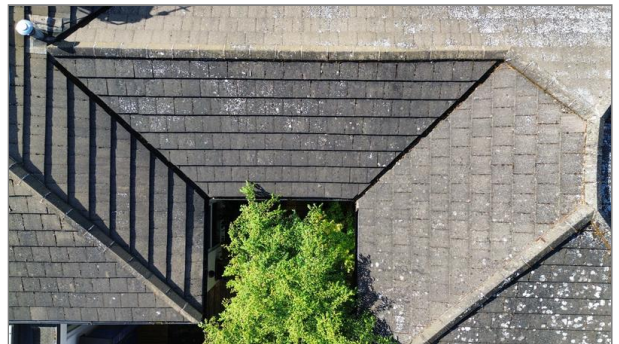


Photo - 25 Right roof slope - drone view

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of UPVC. The fall pipes discharge the surface water directly into the below-ground drainage system.

3

There is some evidence of leaks noted to the intermediate joints of both the pipes and gutters; as such, I would recommend that you budget for clearing out the gutters and resealing the intermediate joints of both the pipes and gutters, realign where necessary to ensure water tightness and to ensure rainwater flows properly to the downpipes.

The rear right downpipe has become detached from the gutter above. This can cause saturation of the roof during rainfall and associated internal damp issues. The down pipe should be repaired immediately.

Contrary to popular belief, plastic rainwater goods are not trouble-free and need regular maintenance. Plastic guttering joints can fail as the guttering expands in hot weather, and heat can also cause gutters to twist and distort. Ongoing maintenance is recommended.

You should be aware that Upvc gutters generally have a design lifespan of 20-30 years (with regular maintenance). You should therefore expect to replace them within this timeframe.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.

In addition, leaking gutters and downpipes can cause significant damage to buildings if left for any period. You should ensure that the rainwater goods are maintained as identified above.



Photo - 26 Front gutter



Photo - 27 Front left downpipe



Photo - 28 Left gutter



Photo - 29 Rear gutter (living room)



Photo - 30 Left gutter



Photo - 31 Rear gutter



Photo - 32 Rear left downpipe



Photo - 33 Poor repair



Photo - 34 Right gutter



Photo - 35 Rear right downpipe



Photo - 36 Detached downpipe



Photo - 37 Right hand gutter



Photo - 38 Right-hand downpipe

D4 Main walls

The main walls of the property are constructed of traditional masonry with clay-facing brickwork laid in stretcher bond with natural coloured mortar.

2

Given the age of the property and the bonding of the masonry, it is likely that the walls are of cavity construction, meaning an air gap between the inner and outer leaves of masonry. This air gap, called a cavity, is designed to help prevent moisture transfer from the external environment from passing through the wall and presenting as damp patches on the inner surfaces. In more modern properties, the cavity is also likely to contain some degree of thermal insulation.

Given the age of the property, it is unlikely that insulation was installed within the cavity at the time of construction. To confirm this would require intrusive investigations, which are beyond the scope of the report.

There were some minor fractures to the wall surfaces noted on all elevations. These fractures were noted to be 1-3 mm in thickness at the inspection. The cause of the fractures is most likely due to some minor settlement. There are no signs to suggest that the fractures are ongoing. However, the only way to categorically confirm whether a fracture is progressive is by monitoring with a suitable monitoring device over time.

The Building Research Establishment (BRE) categorises such fractures as 'aesthetic' issues that require redecoration only where applicable; as such, I would recommend that you budget for filling the fracture with a suitable mortar-based external grade filler and monitor for signs of future reoccurrence.

Whilst I did not directly identify any lintels above door and window openings, given the age of the property, there are likely to be suitably sized lintels above all openings.

Throughout the property, the walls were tested with a 1m spirit level and were generally level and even. I did not identify any significant fracturing or other significant building defects such as outward bulging or outward lateral rotation of the wall surfaces; as such, I believe that the main walls are stable and not suffering from any significant or inherent structural defects.

The mortar between the brickwork to the left-hand elevation(s) is weathered and has eroded. Therefore, you should budget for pointing the walls with a suitable mortar in the affected areas soon. Failure to do so can result in moisture entering the property through the missing pointing.

The outside walls have been finished with paint. The paint was generally in poor condition, with peeling, bubbling, and mould growth noted on the majority of the elevations. As such, you should budget to remove the paint finish and repair the brick behind as necessary in the short term. Should you wish to repaint, you should ensure any replacement finish is a breathable masonry paint.

The front elevation is finished with a modern fibre cement cladding (see photos). The cladding should be maintained in the normal way soon.

The rear elevations (see photos) are finished with a painted timber cladding to the whole elevation. The cladding should be redecorated soon. Over the medium term, we would recommend you budget to replace the cladding with a modern insulated version.

Where modern cladding is present, the walls are thinner than the main walls of the property. It is likely these areas are built of a single skin of block work only, rather than cavity walls. This technique was used as a way of saving on construction costs, but it results in these areas being susceptible to moisture and damp issues.

There is evidence of a moisture barrier within the walls' structure, called a damp proof course, designed to help prevent dampness occurring in the walls at a low level, often referred to as rising damp. The damp proof course consists of a bituminous felt layer at a low level within the brickwork bed. The damp proof course's continuity and adequacy could not be fully established at the time of inspection. However, any inefficient or defective damp proof course is often evidenced by low-level dampness occurring internally to the property's walls. Further advice concerning low-level internal dampness is provided within section E3 of this report.

So that the DPC can work effectively, it is essential that outside ground levels and paths which adjoin the external walls to the property are kept at least 150mm (approximately two courses of brickwork) beneath the DPC to prevent bypassing, or bridging the DPC; otherwise internal dampness and associated defects could result.



Photo - 39 Front elevation - thin construction



Photo - 40 Thin construction



Photo - 41 Thin construction



Photo - 42 Left elevation



Photo - 43 Rear elevation (living room)



Photo - 44 Minor fracture noted



Photo - 45 Left elevation



Photo - 46 Repointing required



Photo - 47 Left elevation



Photo - 48 Peeling paint



Photo - 49 Rear elevation



Photo - 50 Rear elevation



Photo - 51 Rear elevation timber cladding



Photo - 52 Right elevation



Photo - 53 Right elevations



Photo - 54 Timber cladding

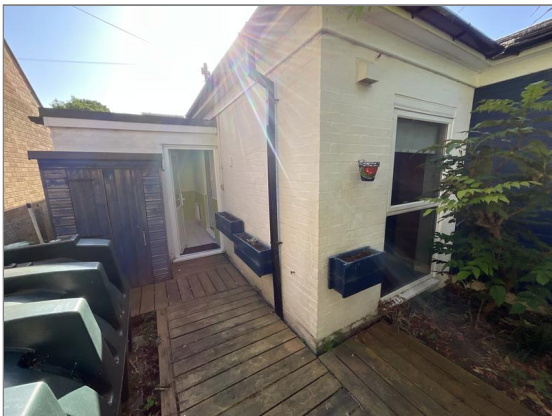


Photo - 55 Rear elevations (utility room and kitchen)



Photo - 56 Damp proof course



Photo - 57 Main walls approximately nine inches where cladding present - assumed solid



Photo - 58 Main walls approximately 280mm - assumed cavity



Photo - 59 Rear elevation main walls approximately 270mm - assumed cavity

D5 Windows

The windows throughout the property consist of double-glazed casement windows set in UPVC frames.

2

The replacement windows are not fitted with trickle vents. Trickle vents are small, adjustable openings integrated into window frames to allow for ventilation while preventing excessive heat loss or gain. This lack of ventilation can cause an increase in humidity within the property, resulting in condensation and potential mould growth.

The lack of trickle vents is leading to condensation and mould on the internal surfaces of the windows and frames. As such, we recommend you budget to install trickle vents to the windows soon. The affected surfaces should be sanitised, sealed and decorated where necessary.

Some of the windows were noted to be difficult and/or stiff to open. In addition, the handles were either too loose or stiff; as such, you should budget to ease and adjust the windows to the property. The window furniture was noted to be worn at the inspection. I recommend you budget to replace it soon.

Over time, the window handles can become loose. You should use a screwdriver to tighten the handles as they become loose. You should also oil the hinges on a three-yearly periodic basis to ensure that the windows remain in working order.

Although the windows are considered to be in reasonable condition, with no signs of significant defects identified at the time of inspection, you should be aware that sealed double-glazed units to the windows do not last indefinitely. Sometimes the seal fails, and the gap between the panes of glass mists over due to condensation. The exact lifespan of any of the double-glazed units is not easily established. Therefore, you should factor into long-term maintenance the possibility that some of the sealed glazed units will require replacement.

Windows installed after 1st April 2002 are required to comply with building regulations and should have been installed by a FENSA-registered contractor. FENSA is a government-approved trade association whose members can self-certify that their installations meet the building regulations standards. Your legal advisor should ask the vendor to provide the FENSA certificate.

Your legal advisor should confirm with the vendor whether the windows are subject to a warranty or guarantee and advise of any implications.



Photo - 60 Front windows



Photo - 61 Left-hand window



Photo - 62 Rear window



Photo - 63 Rear windows



Photo - 64 Right-hand windows



Photo - 65 Mould around windows - lack of ventilation



Photo - 66 Worn window furniture

D6 Outside doors (including patio doors)

The main entrance door is located at the front elevation. It consists of a UPVC double-glazed panel door set within a UPVC combination frame. The door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies.

1

Condition rating 1

There is a set of double patio doors located at the rear elevation, serving the living room. The doors are made of powder-coated metal with double-glazed panels set within a UPVC frame installed with a multi-point locking mechanism. This locking mechanism complies with most UK insurance companies.

Condition rating 1

There is a set of double patio doors located at the left elevation, serving the living room. The doors are made of powder-coated metal with double-glazed panels set within a UPVC frame installed with a multi-point locking mechanism. This locking mechanism complies with most UK insurance companies.

Condition rating 1

A further door at the rear elevation, serving the utility room, consists of a UPVC double-glazed panel door set within a UPVC frame. This door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies.

Condition rating 1

A further door at the rear right elevation, serving the kitchen, consists of a UPVC double-glazed panel door set within a UPVC frame. This door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies.

Condition rating 1

A further door at the rear elevation, serving the garage lobby, consists of a UPVC double-glazed panel door set within a UPVC frame. This door benefits from a multi-point locking mechanism. This

locking arrangement complies with the requirements of most UK insurance companies.

Condition rating 1



Photo - 67 Front door



Photo - 68 Living room patio doors



Photo - 69 Dining room patio doors

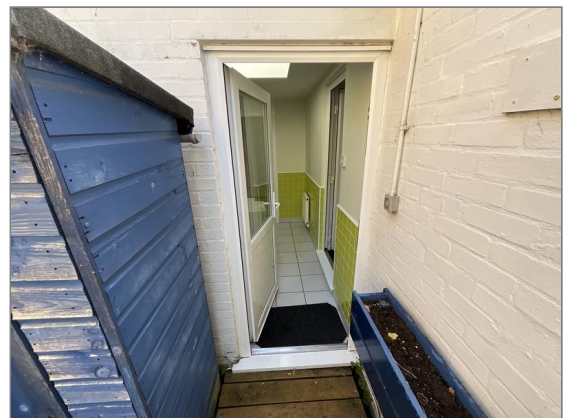


Photo - 70 Utility room door



Photo - 71 Kitchen door



Photo - 72 Garage lobby door

D7 Conservatory and porches

There is a storm porch at the front of the property. The storm porch is formed from a painted timber soffit, the walls are constructed from masonry, and there is a concrete floor with a tile finish.

2

The porch was in overall fair condition.

The porch requires the following repairs: soffit decoration works and decoration of the walls. The above work should be carried out soon to prevent further breakdown of the finishes, which may lead to internal dampness if left unrepaired.

Condition rating 2



Photo - 73 Storm porch



Photo - 74 Decorations required

D8 Other joinery and finishes

The external joinery includes fascia and soffit boards, and these are made of uPVC. The surfaces do not require decoration.

1

The external joinery is considered in overall satisfactory condition with no defects noted at the inspection time. It should be maintained in the normal way. The joinery would benefit from a thorough cleaning.

Most Upvc joinery has a design life of between 20-30 years. This can vary depending on the quality of the joinery and installation. You should therefore expect to replace the joinery within this timeframe.

The original soffits may be concealed by the uPVC joinery, which may have been formed in fibrous boarding, which should not be considered unusual for the age of the property. Therefore, before any work is carried out on the soffits, we would advise that investigations for asbestos are carried out.

To safely repair/replace parts of the property at higher levels, contractors will have to use appropriate access equipment (for example, scaffolding, hydraulic platforms).



Photo - 75 Front joinery



Photo - 76 Left joinery



Photo - 77 Rear joinery (living room)



Photo - 78 Left joinery



Photo - 79 Rear joinery



Photo - 80 Right joinery



Photo - 81 Rear joinery (bedrooms)

D9 Other

None on this property.

NI

E

Inside the property

E

Inside the property

Limitations on the inspection

Following our engagement terms, all parts of the property's internal areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

The property was carpeted and furnished at the time of our inspection. Fitted floor coverings had been laid throughout most of the property and fastened down in most areas. This placed some restrictions on our inspection.

We have not checked for asbestos; however, we will comment if any suspected asbestos-containing materials are identified during the inspection. Surveyors do not carry out any testing of possible asbestos-containing materials; an asbestos specialist must do this.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. However, there may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works which are beyond the scope of this report.

Unless these are carried out before legal commitment to purchase, there is a risk that additional defects and, consequently, repair work will be discovered later.

Throughout the property, the ceilings, walls and floors have been tested with an electronic damp meter where not restricted by fixtures, fittings and furniture.

When testing for dampness, the instrument measures moisture beneath the surface without drilling holes to a nominal depth of around 20mm. We are unable to test for moisture where textured finishes or potential asbestos-containing materials are present (such as artex).

Damp testing is undertaken using a Protimeter moisture meter, initially in a non-invasive search mode. Search mode allows us to efficiently search large areas for hidden signs of dampness.

Where elevated or high readings are identified in search mode, further investigations are undertaken using the moisture meter in pin mode, which allows us to accurately establish the presence of potential high moisture areas. High readings in search mode do not necessarily indicate dampness as such readings can be caused by salts in plasterwork, chemicals in timbers, foil-backed plasterboard and certain paints, tiles and wallpapers.

Where high or elevated moisture readings are detected (including tiles), we will provide you with the most likely cause of the dampness. If there are no obvious causes, then further intrusive investigations will be recommended.

All readings are electronically transferred from the moisture meter to specific software with date and time stamping, saved to the individual job file and can be provided on request. General images of damp readings (but not all testing) are included within the report where the surveyor feels this would be useful.

However, where no obvious signs of dampness are present (such as peeling paint or damaged joinery) to categorically rule out any presence of dampness within the walls, it is necessary to undertake more intrusive tests that will involve drilling into the walls to collect a sample used to undertake a calcium carbide test.

A calcium carbide meter is a sealed vessel used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportional to the amount of moisture present in the material; therefore, by measuring the amount of gas, it is possible to derive the total moisture content of the material tested. Drilling into the walls to take masonry samples is beyond this survey's scope and is unlikely to be permitted by the vendor.



E1 Roof structure

A loft hatch is located in the shower room. There is currently no loft ladder installed. In addition, there is a hard-wired light fitting within the loft space. The loft is not boarded for storage purposes.

2

Due to the roof construction, I was only able to undertake a head and shoulders inspection. As such, I have drawn what conclusions I can on this somewhat limited inspection.

The roof structure is built of modern lightweight timber trussed rafters that incorporate appropriate wind bracing.

There is a secondary waterproofing measure between the roof structure's timbers and the tiles on the outer surface, consisting of a felt layer. This helps to provide an additional layer of protection against water ingress, particularly during periods of heavy driving rain.

I did not identify any form of ventilation within the roof void. This does not appear to be causing any particular problems at the current time; you should be aware that the lack of ventilation can cause condensation to occur within the roof void. If condensation does occur and goes unnoticed for long periods, it can cause serious defects to the roof structure's structural timbers, such as timber decay or rot.

To reduce this risk, I would recommend that you budget for installing ventilation within the roof void (such as soffit vents) to provide a cross-flow of air, which will help prevent the build-up of condensation from occurring.

Evidence of rodent activity was identified within the loft space. I did not identify any signs of rodents at the inspection. Whilst it is not unusual to find rodents in semi-rural properties or those close to open fields, you should seek further advice from a suitably qualified pest control contractor before exchanging contracts.

Several insect nests were identified in the loft space. Whilst I did not identify any live insects at the inspection, you should instruct a suitably qualified pest control contractor to attend the property and remove the nest at the appropriate time.

The level of thermal insulation within the roof void is poor, approximately 100mm of Rockwool(TM) type insulation being identified where visible. Ideally, this should be upgraded to around 250mm-300mm of Rockwool(TM) or similar type insulation, which is in line with current Government guidance.

The secondary waterproofing membrane may contain asbestos fibres and should not be disturbed until suitably tested.



Photo - 82 General view



Photo - 83 General view



Photo - 84 General view



Photo - 85 Front roof slope - low moisture reading



Photo - 86 Rear roof slope - low moisture reading



Photo - 87 Low condensation reading



Photo - 88 Potential asbestos containing material



Photo - 89 Insulation



Photo - 90 Evidence of rodent activity



Photo - 91 Insect nests

E2 Ceilings

The ceilings throughout the property are made of plasterboard. It has been finished with a smooth plaster skim and decorated throughout with a combination of paint and a textured coating. The normal useful life for these types of ceiling construction varies but is considered in the region of 50-70 years; the addition of central heating and the condensation that it sometimes produces can reduce this lifespan in some instances.

3

There are noted to be some very minor fractures to the ceiling surfaces in various locations. These fractures are generally between 1mm and 3mm in width and, as such, are considered to be minor and not structurally significant and are due to normal shrinkage. The cracks can be made good using a flexible filler before redecoration, although cracks can often re-open over time.

Damp staining was noted on the bedroom hallway ceiling and adjacent wall. When tested with a damp meter, the readings were high.

The ceiling staining in the bedroom hallway is likely due to a leak from above. Due to the nature of the roof structure, we were unable to confirm the cause of the leak. You should instruct a suitably qualified plumber to undertake further investigations to confirm the cause of the leak and the repairs required now.

The ceiling will likely require cutting to inspect above. This will require the vendor's permission, and the ceiling may contain asbestos. It should not be disturbed before it is tested.

Once the leak is repaired, the affected area should be allowed to dry before being fully prepared, sealed and redecorated.

Condition rating 3

The garage lobby ceiling is finished with a polystyrene tile. Polystyrene tiles are a safety hazard because they are flammable and give off poisonous fumes in a fire. These should be removed now. Unfortunately, this may damage the ceiling underneath, requiring more extensive repairs.

Condition rating 3



Photo - 92 Plasterboard visible in the loft



Photo - 93 Typical textured ceiling



Photo - 94 Living room - minor fracture noted



Photo - 95 Bedroom hallway damp staining



Photo - 96 Low moisture reading



Photo - 97 High moisture reading



Photo - 98 Garage lobby - polystyrene tiles



Photo - 99 Garage lobby ceiling - low moisture reading

E3 Walls and partitions

The internal walls throughout the property are constructed of traditional masonry finished with a smooth plaster skim, which has been decorated with emulsion paint, paper and tiling.

2

Some evidence of minor historic structural movement was identified on the walls internally. This movement has manifested itself as small fractures to the wall surfaces in localised areas. However, it should be noted that virtually all properties are subject to a certain degree of building movement. Therefore, I would not consider the relatively minor fractures noted at the inspection time to be a significant defect. Nevertheless, where cracks occur, I would recommend they be filled with suitable internal grade filler, redecorated and monitored for signs of future reoccurrence.

Throughout the property, and where accessible, the walls have been tested with an electronic damp meter, and the readings were found to fall within the acceptable range. This indicated no excessive areas of dampness or water penetration at the inspection time.

However, dampness was identified on the ceilings and adjacent walls as identified in the previous section.



Photo - 100 Shower room front elevation - minor fracture noted under the window



Photo - 101 Shower room front elevation - minor fracture noted above the window



Photo - 102 Entrance hall - low moisture reading

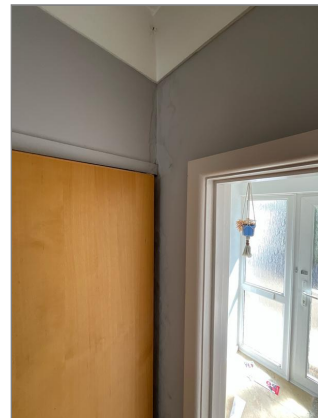


Photo - 103 Inner lobby damp staining

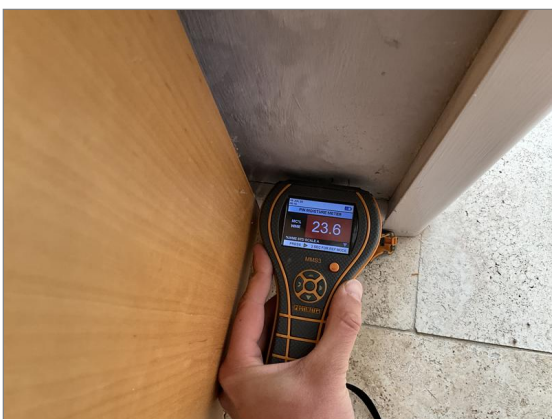


Photo - 104 High moisture reading at low level



Photo - 105 Low moisture reading at high level



Photo - 106 Living room front elevation - low moisture reading



Photo - 107 Living room left elevation - low moisture reading



Photo - 108 Living room rear elevation - low moisture reading



Photo - 109 Dining room left elevation - low moisture reading



Photo - 110 Dining room right elevation - low moisture reading



Photo - 111 Front left bedroom left elevation - low moisture reading



Photo - 112 Rear left bedroom rear elevation - low moisture reading



Photo - 113 Rear right bedroom rear elevation - low moisture reading



Photo - 114 Rear right bedroom right elevation - low moisture reading



Photo - 115 Rear right bedroom front elevation - low moisture reading



Photo - 116 Front right bedroom right elevation - low moisture reading

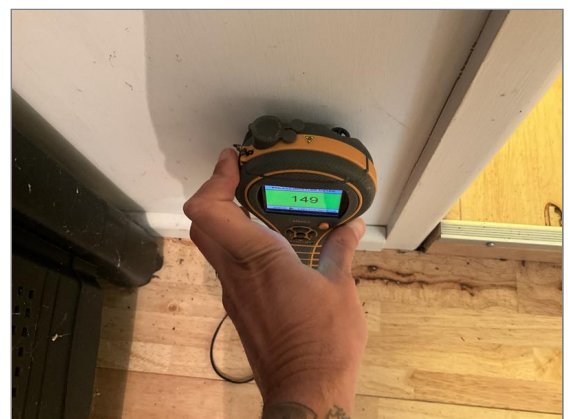


Photo - 117 Garage lobby left elevation - low moisture reading



Photo - 118 Garage lobby right elevation - low moisture reading



Photo - 119 Study front elevation - low moisture reading



Photo - 120 Study left elevation - low moisture reading

E4 Floors

The floors consist of a ground-bearing concrete slab on the ground floor.

The ground-bearing concrete slab was generally firm and level underfoot at the inspection.

Sometimes, especially in older properties, poor initial preparation and/or compaction of loose hardcore beneath the concrete slab can cause the slab to sag and distort, and in some cases, we have known this to occur many years after construction. In this case, there was no indication of this having occurred, although we cannot entirely rule out the possibility of this happening in the future.

The floors have been tested with an electronic damp meter, and the readings were found to fall within the acceptable range. This indicated no excessive areas of dampness or water penetration at the inspection time.

1



Photo - 121 Entrance hall floor - low moisture reading



Photo - 122 Inner lobby floor - low moisture reading



Photo - 123 Living room floor - low moisture reading



Photo - 124 Dining room floor - low moisture reading



Photo - 125 Bedroom hallway floor - low moisture reading



Photo - 126 Garage lobby floor



Photo - 127 Study floor - low moisture reading

E5 Fireplaces, chimney breasts and flues

The front chimney stack was visible in the loft space. I could test the stack for dampness at the inspection.

3

The damp readings were noted to be low, indicating the stack remains weathertight. Although the stacks noted above remain weathertight, this does not negate the need to undertake the repairs noted under section D1 of this report.

Condition rating 2

The fireplace in the living room has been retained, and the opening has been sealed up. The top of the flue to the chimney is open to the elements and nesting birds. When a fireplace in an external chimney breast is taken out and the opening blocked up, the disused flue needs additional ventilation. This property does not have this. Therefore, the disused flue should be fitted with ventilating air bricks to the outside air, and a terminal fitting that keeps out the rain and birds but allows ventilation should be fitted to the chimney. This should be done soon.

Condition rating 2

There is currently an electric fire installed in the fireplace.

Whilst I did not identify any issues from my visual inspection, I strongly recommend that you ensure the electric fire is tested by a suitably qualified, NICEIC-registered electrician before reuse. This test will ensure that the appliance is operating properly.

Condition rating 3

If you intend to install a gas fire or intend to use the fireplace for burning solid fuel (if permitted by the local authority), then you should be aware that flues in properties of this age are often decayed and unsuitable for use unless they are relined.

If you intend to remove any chimney breasts, this would be a structural alteration for which Building Regulations approval would be necessary. Where a chimney stack is shared with an adjoining property, such works will also fall under the Party Wall Act.

Many older Fireplaces can contain concealed asbestos within the chimney breast. We therefore recommend that an asbestos specialist test the stack for asbestos content before it is disturbed.



Photo - 128 External flue



Photo - 129 Front chimney stack visible in the loft



Photo - 130 Low moisture reading



Photo - 131 Living room stack



Photo - 132 Electric fire

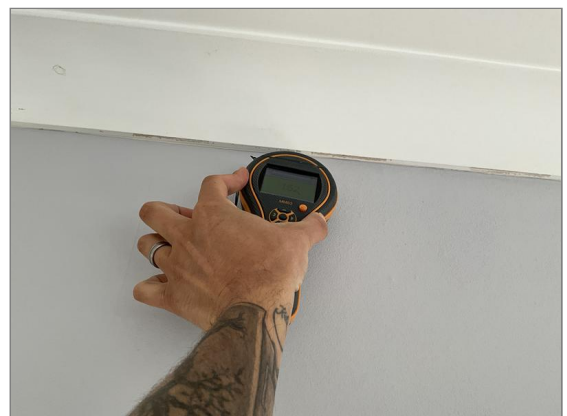


Photo - 133 Low moisture reading at high level



Photo - 134 Low moisture reading at low level

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

There are built-in fittings in the hallway, which include storage. Although the fittings are generally functional, they show some general degradation signs and wear and tear. It would be prudent to budget for replacing the fittings in their entirety soon.

2

Condition rating 2

There are built-in wardrobes in some of the bedrooms. These include fitted shelves and clothes rails. Although the bedroom fittings are generally functional, they show some general degradation signs and wear and tear. It would be prudent to budget for replacing the bedroom fittings in their entirety soon.

Condition rating 2

The property benefits from a fitted kitchen comprising a range of wall and base units and several integrated appliances.

Although the kitchen fittings are generally functional, they show general degradation and wear and tear. Over the medium term, it may be prudent to budget for replacing the fittings in their entirety. I would recommend installing a new range of kitchen fittings to include some integrated appliances that are popular with purchasers and would make the property more desirable to future purchasers.

Some of the door hinges were noted to be loose. I would recommend you budget to tighten these and adjust the doors as necessary.

I would recommend you budget to deep clean the kitchen once you take possession of the property.

Condition rating 2

The property benefits from a separate fitted utility room comprising a range of wall and base units and several free-standing appliances.

Although the kitchen fittings are generally functional, they show general degradation and wear and tear. Over the medium term, it may be prudent to budget for replacing the fittings in their entirety. I would recommend installing a new range of utility room fittings to include some integrated

appliances that are popular with purchasers and would make the property more desirable to future purchasers.

I would recommend you budget to deep clean the utility room once you take possession of the property.

Heavy mould growth was identified behind the washing machine and dishwasher. When tested with a damp meter, the readings were low. However, elevated condensation readings were identified. Condensation and subsequent mould are forming behind the two appliances due to the lack of ventilation in this room. We would recommend you budget to install a mechanical extraction unit in the utility room when you replace the fittings to reduce the moisture levels in this area.

Condition rating 2



Photo - 135 Inner lobby fittings



Photo - 136 Rear left bedroom fittings



Photo - 137 Rear right bedroom fittings



Photo - 138 Kitchen



Photo - 139 Kitchen



Photo - 140 Kitchen rear elevation - low moisture reading



Photo - 141 Kitchen right elevation - low moisture reading



Photo - 142 Kitchen front elevation - low moisture reading



Photo - 143 Kitchen floor - low moisture reading



Photo - 144 General wear identified



Photo - 145 Utility room



Photo - 146 Right elevation mould growth



Photo - 147 Low moisture reading



Photo - 148 Elevated condensation reading



Photo - 149 Utility room rear elevation - low moisture reading



Photo - 150 Utility room floor - low moisture reading



Photo - 151 Utility room grout - low moisture reading



Photo - 152 Utility room rear elevation - low moisture reading

E7 Woodwork (for example, staircase joinery)

The internal doors consist of hollow-core timber doors and timber glazed doors throughout the property, set within softwood door casings with architraves and skirting boards throughout. In addition, there are painted timber and tiled sills to the windows.

3

There are covings in the property. These are decorated with paint and were in fair condition, with some hairline fractures noted.

Most of the internal joinery is starting to show some signs of general wear and tear. In addition, some light impact damage was noted at a low level to most of the door casings, presumably where furniture and other items have been transported about the property. Nevertheless, the internal joinery is thought to be in keeping with the property's style and character. It is, on the whole, in satisfactory condition, although it would benefit from redecoration. You should be aware that the internal joinery will require periodic redecoration every 3 to 5 years. The cost of this should be included within your maintenance plans over the medium to long term.

The doors to the property are dated. Therefore, I recommend you budget to replace the doors in the medium term.

Condition rating 2

The glazed doors in the property have glazing at a low level. This is a safety hazard for those who fall against it. The doors should be made safe now

Condition rating 3



Photo - 153 Typical glazed door - no safety glass



Photo - 154 Dining room door - no safety glass



Photo - 155 Kitchen door - no safety glass



Photo - 156 Coving



Photo - 157 Typical door

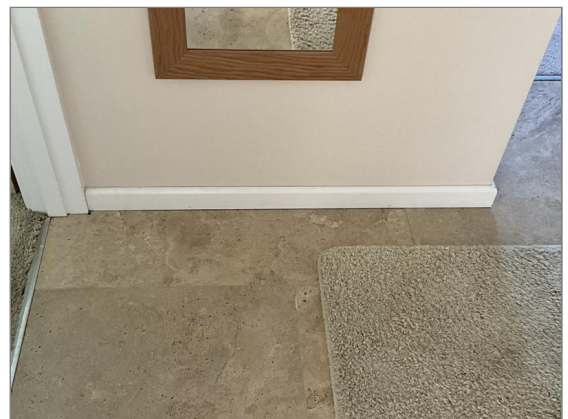


Photo - 158 Skirting board



Photo - 159 Bathroom door - no safety glass

E8 Bathroom fittings

The fittings in the shower room comprise a shower, a wash hand basin and a toilet with a closed coupled cistern.

3

The sanitary fittings were noted to be functional and in satisfactory condition at the time of inspection. The basin plug was missing and required replacement.

The sealant around the edges of the shower tray is discoloured and degrading, which can leak and damage adjacent surfaces. If not repaired quickly, wood rot to the adjacent timber stud walls can soon develop. You should plan to replace the sealant with a new bead of silicone-based sealant soon.

The shower room benefits from an electronically operated air extraction unit designed to expel the warm, moist air produced within the shower room to the external environment, helping to prevent the build-up of condensation from occurring. The extraction unit is ducted through the external soffit to vent moist air to the external environment.

Condensation can affect the surfaces within the shower room, particularly the ceilings. The extraction unit was noted to be an older, dated model, which we recommend be replaced soon.

The shower room walls, ceilings and floors were tested with an electronic damp meter, where possible, and the readings were found to fall above the acceptable range. This indicated excessive areas of dampness or water penetration at the inspection time.

Damp staining was noted on the floor around the toilet. When tested with a damp meter, the readings were high.

The staining in the shower room is likely due to a concealed leak from the toilet or radiator pipework. You should instruct a suitably qualified plumber to undertake further intrusive investigations to confirm the cause of the leak and the repairs required now. This will require the removal of the walls/floor finishes and will require the vendor's permission. You should discuss this with your legal advisor.

Condition rating 3

The fittings in the bathroom comprise a bath, a wash hand basin with a vanity unit and a toilet with

a concealed cistern.

The sanitary fittings were noted to be functioning at the time of inspection, but they are dated. Therefore, you may wish to budget to replace these in the short to medium term.

The bathroom area does not benefit from any form of mechanical air extraction system; as such, condensation is likely to occur. Therefore, I would recommend that you install a new electronically operated air extraction unit which is designed to expel the warm, moist air produced within the ensuite to the external environment, therefore helping to prevent the build-up of condensation occurring, which can affect the surfaces within the bathroom, particularly the ceilings.

The bathroom walls, ceilings and floors were tested with an electronic damp meter, where possible, and the readings were found to fall within the acceptable range. This indicated no excessive areas of dampness or water penetration at the inspection time.

Condition rating 2

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes or obscure dampness on walls.



Photo - 160 Shower room extraction unit ductwork visible in the loft



Photo - 161 Shower room



Photo - 162 Shower room



Photo - 163 Replace sealant



Photo - 164 Extraction unit - replace



Photo - 165 Stained grout around the toilet



Photo - 166 Reference reading (non stained grout)



Photo - 167 High moisture reading to stained grout



Photo - 168 Rear elevation behind toilet - low moisture reading



Photo - 169 Missing plug



Photo - 170 Bathroom



Photo - 171 Bathroom

E9 Other

The decorations of the property consist of the following. There is paint, paper and polystyrene tiling on the ceilings. There is paint, wallpaper and tiling on the walls. There is carpet, timber flooring and tiling on the floors. The decorations were in a worn condition at the inspection.

2

The paint finish within the property was generally in worn condition at the inspection. The paintwork requires complete renewal.

The wallpaper within the property was generally in worn condition and required complete renewal.

The tiling within the property was generally in fair condition and required complete renewal.

The floor finishes within the property were generally in worn condition and required complete renewal.

I recommend you budget to decorate the property throughout and replace the floor coverings to suit your taste.

Prolonged use of steam-powered wallpaper strippers should be avoided as this can cause substantial damage to plasterwork, particularly in older properties.

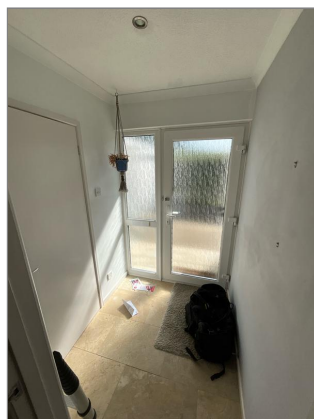


Photo - 172 Entrance hall



Photo - 173 Inner lobby



Photo - 174 Living room



Photo - 175 Living room



Photo - 176 Dining room



Photo - 177 Front left bedroom



Photo - 178 Rear left bedroom



Photo - 179 Rear right bedroom



Photo - 180 Front right bedroom



Photo - 181 Front right bedroom



Photo - 182 Garage lobby



Photo - 183 Study

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F

Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not a complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection, and no intrusive checks were carried out. Therefore, the information provided in this part of the report is purely for your consideration.

RICS Guidance states that we must designate a level three risk without a current test certificate. However, if certification is available, please ask your legal advisor to check the validity of this evidence.



F1 Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.

The main electrical intake was identified in a cupboard within the hallway. The distribution board (consumer unit) is located adjacent to the mains intake and is of an older design with no evidence of historic testing being carried out.

3

The electrical switches and sockets were recessed throughout the property. The electrical fittings in the property were visually in a worn condition. You should budget to replace the electrical fittings in the short to medium term.

There were noted to be minimal spotlights in the ceilings throughout the property. This will result in the property feeling dark, particularly during the winter months. We recommend you budget to install additional ceiling-mounted light fittings.

The electrical system is below current standards. The consumer unit is of an obsolete type and does not have residual current device (RCD) protection and miniature circuit breakers (MCBs) that provide a higher level of protection against electrocution and fire. I suspect this will require replacing with a modern equivalent soon. You should budget accordingly.

Therefore, I would recommend that a full electrical test and report be undertaken before a legal commitment to purchase the property to determine the cost and extent of any remedial works required for the system. Therefore, you are advised to instruct a NICEIC registered electrician to undertake an electrical test and report on the system.



Photo - 184 Distribution board



Photo - 185 Incoming main and meter



Photo - 186 Typical switch

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The property is connected to a private oil supply. The fuel oil storage tank is in the rear right garden and is made of modern plastic.

3

An appropriately qualified person registered with the Oil Firing Technical Association (OFTEC) should install and maintain oil-fired heating and hot water appliances, associated equipment, and oil storage tanks. OFTEC recommend that a registered technician should inspect oil installations annually. I have not seen evidence that this has been done.



Photo - 187 Oil tank

F3 Water

There is an independent mains water supply to the property. Internally, the location of the stop valve is beneath the kitchen sink. The stop valve should be labelled for emergency use and periodically tested.

3

The water pressure within the property appears to be normal, and I have no reason to believe there are any defects with the system.

There is a water pump installed in the loft. The pump most likely serves the hot water cylinder. The pump was noted to be somewhat dated.

Staining and corrosion were noted around the pump. There is also damp in the inner lobby below (see section E4). The pump is leaking, and the most likely cause of the staining below. The pump should be replaced immediately.

Such pumps require ongoing maintenance and generally have a lifespan of between eight and fifteen years. You should therefore budget to replace the pump within this timeframe.

Considering the many and continued changes to water regulations, it is impossible to confirm if all plumbing systems conform to current regulations and bylaws. Therefore, whilst such changes might well be technical, we recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

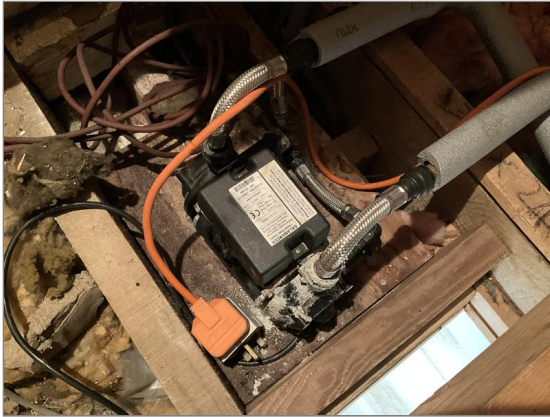


Photo - 188 Water pump visible in the loft



Photo - 189 Low moisture reading



Photo - 190 Shower room water pressure



Photo - 191 Bathroom water pressure



Photo - 192 Kitchen water pressure



Photo - 193 Under sink cupboard



Photo - 194 Low moisture reading



Photo - 195 Utility room water pressure



Photo - 196 Utility room under sink cupboard



Photo - 197 Low moisture reading



Photo - 198 Internal stop valve

F4 Heating

The property benefits from a vented central heating system provided by the main oil-fired boiler located within a cupboard in the kitchen. The flue pipe passes through the ceiling and roof to discharge the combustion gases safely to the external environment.

3

The open-vented system is fed from a cold feed and cold expansion tank located in the loft; this keeps the system topped up and also allows the water to expand as it heats up. There is also a vent line that releases any air in the system and returns any water or steam to the top of the expansion tank, in the event of the system overheating.

The water tanks are described under section F3, and the hot water cylinder is described under section F5.

One advantage of a vented central heating system is that it can be less expensive to install than an unvented system, as it does not require the installation of a pressure relief valve. However, it can be less efficient than an unvented system, as the water pressure may be lower and the flow rate may be less consistent. It is important to have a qualified professional install and maintain a vented central heating system to ensure that it is functioning properly and safely. It should be noted that I am not a qualified mechanical or electrical engineer. Therefore, I cannot comment on the adequacy of the heating system; however, from my visual inspection, the boiler appears to be somewhat dated.

If the heating system has been recently tested, the OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. You should ensure this paperwork is requested from the vendor via your legal adviser before entering into a legally binding commitment to purchase. If the system has not been recently tested, you should instruct a GasSafe engineer to test the system before exchanging contracts.

Several pressed metal radiators were positioned throughout the property with 15mm copper pipework, which is largely concealed. The radiators appeared generally serviceable. Nevertheless, you are advised that steel panel radiators have a serviceable life of approximately 25 years, and you should budget for repairs/replacement accordingly. The radiators were generally in worn condition and required general maintenance and redecorating soon.

We recommend that you budget to bleed the radiators throughout the property once you take occupation and twice yearly thereafter, ideally just before winter and six months thereafter, to ensure the radiators function as designed.

There is no radiator in the garage lobby or study. The lack of heating will inevitably lead to condensation and potential mould growth. You should budget to extend the central heating system to these areas now.

The radiators were all fitted with temperature regulation valves that help control the flow of hot water to each radiator. The TRVs were noted to be worn and should be replaced soon.

The central heating and hot water in the property are controlled via a wall-mounted thermostat. The thermostat was noted to be modern and functional and should be maintained in the normal way.

Condition rating 3

There is an electrically operated positive input ventilation unit installed in the property. The outlet is installed within the bedroom hallway. Positive Input Ventilation (PIV) is a type of ventilation system that uses a fan to supply fresh, filtered air into a property, creating a positive pressure environment that forces stale air out. This type of system is also known as a positive-pressure ventilation system.

In a PIV system, a fan is installed in the loft space and it draws in fresh air from outside through a

filter. The filtered air is then circulated through the property, creating positive pressure that pushes stale air out through gaps and vents. This can help to improve indoor air quality and reduce issues with condensation and dampness. One advantage of a PIV system is that it can be a relatively simple and low-cost solution for improving indoor air quality and reducing issues with condensation and dampness. It can also be more energy-efficient than other types of ventilation systems, as it uses a low-power fan to circulate air throughout the property.

However, PIV systems may not be suitable for properties with significant air leakage or ventilation issues, as they rely on creating positive pressure to force stale air out. It is important to have a qualified professional install and maintain a PIV system to ensure that it is functioning properly and safely. The air filters in these units require replacement every 2 to 3 years; you should budget accordingly.

The unit is dated. You should budget to replace it in the short term.

Condition rating 3

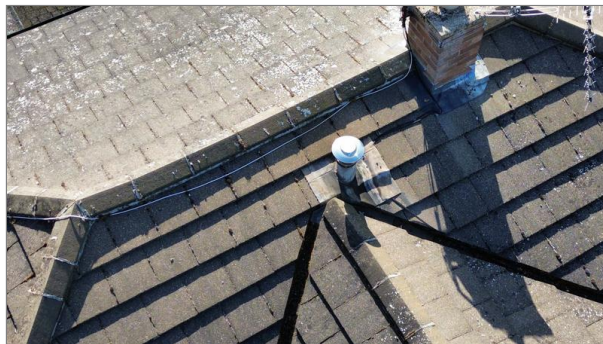


Photo - 199 Boiler flue - drone view



Photo - 200 Thermostat



Photo - 201 Typical radiator



Photo - 202 TRV



Photo - 203 PIV Unit



Photo - 204 Boiler



Photo - 205 Heating and hot water controls



Photo - 206 Sterling 40 Aquaflame 50/80

F5 Water heating

The main oil-fired boiler provides hot water within the property, which feeds a hot water cylinder located within the kitchen cupboard. The cylinder and associated pipework appear to be in reasonable condition. The system was considered to be dated.

3

It would be prudent to budget for some degree of maintenance at some stage in the foreseeable future. You should also ensure that the system is tested by a suitably qualified GasSafe registered engineer at the same time as the main boiler is tested.

The hot water cylinder is an older, dated model which may contain asbestos. It should not be disturbed until suitably tested.



Photo - 207 Hot water cylinder

F6 Drainage

You are advised that the underground drainage is concealed and we cannot substantiate its configuration, or whether any soakaway chambers are present. The only way to substantiate the condition, configuration and efficiency of the drainage installation is to carry out a detailed CCTV scan, and we would advise that this is carried out before exchanging contracts.

2

The property is connected to the public sewer. The drainage system likely consists of a combined drain for surface water (rainwater, water from garden/driveway drains) and foul water (wastewater from WCs, baths, showers, sinks, basins and dishwashers).

There is an inspection chamber to the front. This was stuck to the frame at the time of inspection and was therefore not lifted. You should budget for a suitably qualified drainage engineer to free the chamber soon.

There is a single inspection chamber on the property, which was lifted as part of the survey. At the time of inspection, the drainage channels were generally clear, although some debris was noted. There was some standing water within the inspection chamber channels, and some general silting up. You should arrange for this to be jetted out by high-pressure water to ensure the drainage runs clear and efficiently discharges the foul waste into the local sewerage system.

Where visible, the sanitary appliances within the property are externally connected to plastic waste pipes and traps. Internally, the waste pipes are made of plastic. The external pipework was noted to be in worn but serviceable condition. The external pipework should be maintained in the normal way. The internal pipework was noted to be in worn but serviceable condition. The internal pipework should be maintained in the normal way.

There is a upvc vent pipe on the rear of the property. The pipe was in satisfactory condition at the inspection.

The drain from this property serves the subject property only. This is known as a private drainage system. The owner of the subject property will be solely liable for the maintenance of the drains within the boundaries of the property. You should ask your legal adviser to check this and explain the implications.



Photo - 208 Shower room - external waste



Photo - 209 Front inspection chamber - no access



Photo - 210 Rear vent pipe



Photo - 211 Rear inspection chamber

F7 Common services

None in this property.

NI

G

Grounds
(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

I have not checked for Japanese Knotweed (JKW) or any other invasive plants; however, if any suspected dangerous plant life had been noted during an inspection of the grounds, it would have been commented on herein. Therefore, it is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot rule out the presence of JKW.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details about the site's previous use. Consequently, we are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

All parts of the external grounds have been inspected where access was readily available and could be safely achieved using a 3.0m retractable ladder.



G1 Garage

There is an attached single garage on the right-hand side of the property.

3

The garage is constructed with a timber-framed roof structure with a felt roof covering. The walls are constructed of masonry with a paint finish. The floor is constructed from a ground-bearing concrete slab. There are upvc fascia boards. To the front, there is a metal vehicle door. There is a timber door on the left-hand elevation. There is a double-glazed UPVC window on the right-hand elevation.

The flat roof is starting to show signs of general weathering and is starting to degrade. As such, I would recommend that you budget for undertaking repairs to the roof surface soon. Over the longer term, say the next 5 to 10 years, the roof will likely require recovering.

The garage walls have minor fractures which require repair. The paint finish was peeling and should be renewed soon.

The garage vehicular door and frame were in weathered condition at the inspection. You should budget to prepare, repair and decorate the door and frame.

The internal timber door should be replaced with the relevant fire door to comply with fire safety regulations. This should be carried out immediately.

Minor fractures were identified around the steel cross beam. We suspect this is due to the historic settlement of the beam and garage. The affected area should be repaired and monitored for signs of future movement.

The garage is furnished with power and lighting; these should be tested as part of the overall electrical test of the property.

The rear intumescent light fitting has failed and requires replacement.



Photo - 212 Front elevation



Photo - 213 Right elevation



Photo - 214 Brick repairs



Photo - 215 Repairs to the frame

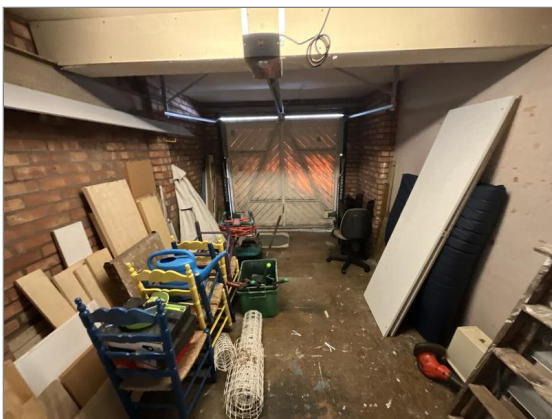


Photo - 216 Internal view



Photo - 217 Internal view



Photo - 218 Minor repairs required



Photo - 219 Replace door



Photo - 220 Failed light fitting

G2 Permanent outbuildings and other structures

The timber shed in the rear garden consists of a mono-pitched felt roof, timber frame and timber floor.

Some areas of rotten timber were noted that should be repaired, and the structure would benefit from full preparation and decoration work.

Condition rating 2

You should ask your legal adviser to check whether the garden structures are included in the sale.

2



Photo - 221 Timber shed

G3 Other

The boundaries to the front of the property generally consist of mature hedges. At the time of inspection, these were noted to be in fair condition.

2

The hedges required general pruning.

Condition rating 2

There is a section of paved driveway and path on the front of the property. The surface was slightly uneven and weathered at the inspection. The surface should be repaired and professionally cleaned soon.

Condition rating 2

There is a picket-style gate installed in the front left-hand boundary. The gate is formed from timber and is set in a timber frame. The gate was in weathered condition at the inspection. The gate should be redecorated soon.

Condition rating 2

There is a gate installed in the left-hand boundary. The gate is formed from timber and is set in a timber frame. The gate was in weathered condition at the inspection. The gate should be redecorated soon.

Condition rating 2

The boundaries to the rear of the property generally consist of timber fence panels, wire mesh fencing and mature hedges. These were generally noted to be in fair condition at the time of inspection.

The fencing requires minor repairs and decorating. These works should be carried out soon.

The hedges required general pruning.

Your legal advisor should confirm which boundaries you will be responsible for maintaining.

Condition rating 2

There is a timber decked area in the rear right-hand garden. The decking was in weathered condition at the inspection. The decking should be fully prepared and decorated with an anti-slip treatment soon.

Condition rating 2

There is a section of paved patio on the rear left-hand side of the property. The surface was weathered at the inspection. The patio should be professionally cleaned soon.

Condition rating 2

There is a section of paved path at the rear of the property. The surface was slightly uneven and weathered at the inspection. The path should be repaired and professionally cleaned soon.

Condition rating 2

There is a tree within the courtyard garden of the property. We believe the tree to be a Cotoneaster. A suitably qualified arborist should confirm this assumption.

The tree(s) were in fair condition at the inspection. The trees require general pruning soon. You should seek further advice from a suitably qualified professional concerning the maintenance of the tree. Such trees can grow to 4m in height. As the tree is close to the property, it should be kept pruned and well-maintained at all times

Condition rating 2



Photo - 222 Front left boundary



Photo - 223 Front boundary



Photo - 224 Front left boundary



Photo - 225 Front driveway



Photo - 226 Path



Photo - 227 Left-hand gate

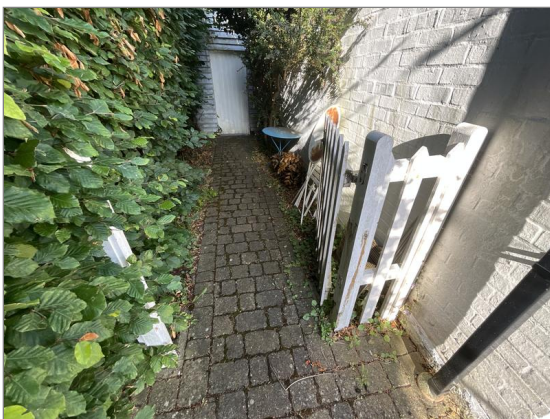


Photo - 228 Picket gate



Photo - 229 Rear left boundary



Photo - 230 Rear left boundary



Photo - 231 Rear boundary



Photo - 232 Rear right boundary



Photo - 233 Rear right boundary

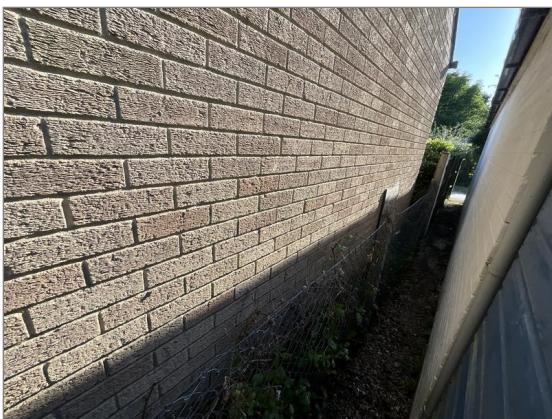


Photo - 234 Right boundary



Photo - 235 Decked area



Photo - 236 Rear left patio



Photo - 237 Rear path



Photo - 238 Rear path

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H

Issues for your legal advisers

H1 Regulation

The first set of national building standards was introduced in the Building Regulations 1965. These were a set of prescriptive standards that had to be followed. The Building Act 1984 brought fundamental changes to the building regulations regime. It introduced: Functional performance standards, set in terms of what was adequate, reasonable or appropriate, supported by statutory guidance in the Approved Documents.

Where a building regulations completion certificate is not provided by the vendor, you risk inheriting concealed defects and possible enforcement action from the local authority. Where building regulations completion is not provided, you should discuss this with your legal advisor.

Windows installed after 1st April 2002 are required to comply with building regulations and should have been installed by a FENSA-registered contractor. FENSA is a government-approved trade association whose members can self-certify that their installations meet the building regulations standards. Your legal advisor should ask the vendor to provide the FENSA certificate.

If the heating system has been recently tested, the OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. You should ensure this paperwork is requested from the vendor via your legal adviser before entering into a legally binding commitment to purchase. If the system has not been recently tested, you should instruct a GasSafe engineer to test the system before exchanging contracts.

H2 Guarantees

Your legal advisor should confirm with the vendor whether the windows are subject to a warranty or guarantee and advise of any implications.

H3 Other matters

We have been told by the estate agents that the property is freehold. You should ask your legal advisor to confirm this and explain the implications.

Your legal advisor should confirm the precise maintenance and repair responsibilities regarding any shared drains and sewers.

We recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

Access to the property is through a possible private road that is not maintained by the local council. The road was in worn condition at the inspection. Your legal advisor should confirm this and advise you about the implications. The responsibility for private roads is usually shared between the people who use them.



Photo - 239 Possible private road

The staining in the shower room is likely due to a concealed leak from the toilet or radiator pipework. You should instruct a suitably qualified plumber to undertake further intrusive investigations to confirm the cause of the leak and the repairs required now. This will require the removal of the walls/floor finishes and will require the vendor's permission. You should discuss this with your legal advisor.

The drain from this property serves the subject property only. This is known as a private drainage system. The owner of the subject property will be solely liable for the maintenance of the drains within the boundaries of the property. You should ask your legal adviser to check this and explain the implications.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

It should be noted that the property may have been founded upon shrinkable clay soils, which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I cannot categorically state that the property will not be affected in the future.

The mortar between the brickwork to the left-hand elevation(s) is weathered and has eroded. Therefore, you should budget for pointing the walls with a suitable mortar in the affected areas soon. Failure to do so can result in moisture entering the property through the missing pointing.

The replacement windows are not fitted with trickle vents. Trickle vents are small, adjustable openings integrated into window frames to allow for ventilation while preventing excessive heat loss or gain. This lack of ventilation can cause an increase in humidity within the property, resulting in condensation and potential mould growth.

I did not identify any form of ventilation within the roof void. This does not appear to be causing any particular problems at the current time; you should be aware that the lack of ventilation can cause condensation to occur within the roof void. If condensation does occur and goes unnoticed for long periods, it can cause serious defects to the roof structure's structural timbers, such as timber decay or rot.

The ceiling staining in the bedroom hallway is likely due to a leak from above. Due to the nature of the roof structure, we were unable to confirm the cause of the leak. You should instruct a suitably qualified plumber to undertake further investigations to confirm the cause of the leak and the repairs required now.

The staining in the shower room is likely due to a concealed leak from the toilet or radiator pipework. You should instruct a suitably qualified plumber to undertake further intrusive investigations to confirm the cause of the leak and the repairs required now. This will require the removal of the walls/floor finishes and will require the vendor's permission. You should discuss this with your legal advisor.

The bathroom area does not benefit from any form of mechanical air extraction system; as such, condensation is likely to occur. Therefore, I would recommend that you install a new electronically operated air extraction unit which is designed to expel the warm, moist air produced within the en-suite to the external environment, therefore helping to prevent the build-up of condensation occurring, which can affect the surfaces within the bathroom, particularly the ceilings.

The electrical system is below current standards. The consumer unit is of an obsolete type and does not have residual current device (RCD) protection and miniature circuit breakers (MCBs) that provide a higher level of protection against electrocution and fire. I suspect this will require replacing with a modern equivalent soon. You should budget accordingly.

There is no radiator in the garage lobby or study. The lack of heating will inevitably lead to condensation and potential mould growth. You should budget to extend the central heating system to these areas now.

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area vulnerable to flooding.

We would advise that the trees and shrubs be managed according to BS 3998: 2010 (Tree Work Recommendations) to reduce the risk of adverse tree root action, excess ground desiccation, consequential damage to the foundations and underground services, etc. A competent tree surgeon/ arboriculturist can provide further advice.

Climate change will affect the ability of the ground to provide a stable base for buildings. Your survey has reported on the property's condition at present – with an indication as to how existing problems may develop.

In the next 10 years, over 1.5 million more homes in England will be affected by the shrink-swell actions created by climate change that are not affected at the moment. It is therefore advised that you have insurance to cover your property if such movement were to occur. In addition, insurance premiums will rise in the future to meet this growth of claims that will be made.

I3 Risks to people

A naturally occurring and invisible radioactive gas called radon can build up within properties in some parts of the UK. In the worst cases, this can be a safety hazard. However, this property is not in an area affected by radon gas.

Appropriately qualified specialists should test the electrical and oil installations if current safety certificates are not available.

The smoke detection present is battery-operated and will give an unreliable warning in the event of a fire. We recommend that the fire alarm system be upgraded following BS5839. You should contact a local fire alarm specialist contractor who can provide you with further information on the British Standard requirements.

You should budget to install and maintain a carbon monoxide detector close to the boiler.

The main roof covering may contain asbestos fibres. They should not be disturbed until suitably tested.

The original soffits may be concealed by the uPVC joinery, which may have been formed in fibrous boarding, which should not be considered unusual for the age of the property. Therefore, before any work is carried out on the soffits, we would advise that investigations for asbestos are carried out.

The secondary waterproofing membrane may contain asbestos fibres and should not be disturbed until suitably tested.

The garage lobby ceiling is finished with a polystyrene tile. Polystyrene tiles are a safety hazard because they are flammable and give off poisonous fumes in a fire. These should be removed now. Unfortunately, this may damage the ceiling underneath, requiring more extensive repairs.

Many older Fireplaces can contain concealed asbestos within the chimney breast. We therefore recommend that an asbestos specialist test the stack for asbestos content before it is disturbed.

The glazed doors in the property have glazing at a low level. This is a safety hazard for those who fall against it. The doors should be made safe now

The hot water cylinder is an older, dated model which may contain asbestos. It should not be disturbed until suitably tested.

You should ask your legal adviser to check whether the garden structures are included in the sale.

I4 Other risks or hazards

Your legal advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

If you intend to proceed with the purchase after reading and considering this report, we advise you to send a copy of it as soon as possible to your legal advisor. Please draw their attention to the whole of Section I - Risks.

Evidence of rodent activity was identified within the loft space. I did not identify any signs of rodents at the inspection. Whilst it is not unusual to find rodents in semi-rural properties or those close to open fields, you should seek further advice from a suitably qualified pest control contractor before exchanging contracts.

Several insect nests were identified in the loft space. Whilst I did not identify any live insects at the inspection, you should instruct a suitably qualified pest control contractor to attend the property and remove the nest at the appropriate time.

An appropriately qualified person registered with the Oil Firing Technical Association (OFTEC) should install and maintain oil-fired heating and hot water appliances, associated equipment, and oil storage tanks. OFTEC recommend that a registered technician should inspect oil installations annually. I have not seen evidence that this has been done.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J

Energy matters

J1 Insulation

The insulation of the property is generally in keeping with its age and construction. You may wish to consider upgrading the insulation to the roof void, particularly when you next renovate.

J2 Heating

The heating of the property is provided by the oil-fired boiler. This was noted to be an older type of boiler.

Given the boiler's age, I would recommend that you budget to replace the boiler soon. You should request further advice from the relevant heating engineer.

J3 Lighting

Natural light is provided by windows throughout the property.

Artificial lighting is provided by pendant light fittings and spotlights throughout the property. You should ensure that all light fittings are fitted with low-energy bulbs or LED light fittings.

There is only a single ceiling mounted spotlight in most room. You may wish to increase the number of lights throughout the property.

J4 Ventilation

Natural ventilation is provided to the property via openable windows. There is mechanical extraction noted in the property. Any extract fans available must not be isolated (switched off).

Condensation control can generally be achieved by ensuring the property is kept well-insulated, heated and ventilated. Adding good-quality modern extractor fans in kitchens and bathrooms is a good way of achieving this. Opening the windows, whenever possible, is also a good way of allowing the property to breathe and stay well-ventilated, particularly for this age and construction property.

J5 General

No further comments.

K

Surveyor's declaration

K

Surveyor's declaration

Property address

27 Hines Lane
Comberton
Cambridge
CB23 7BZ

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get the contractors to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

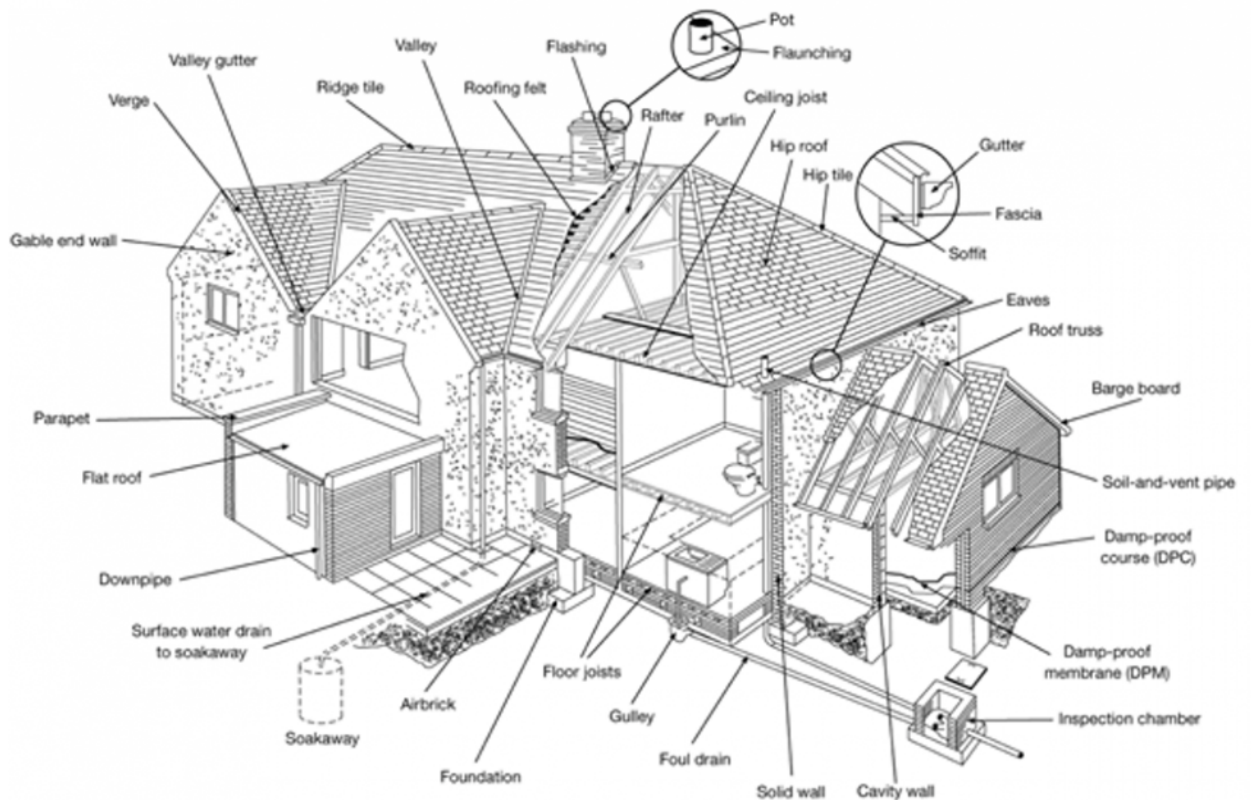
N

Typical house diagram

N

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer

You should know...

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